

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

## OWNERSHIP

Owner 1:	MILL ST/BEACON ST LLC		
Owner 2:			
Owner 3:			
Street 1:	545 CHESTNUT HILL AVE		
Street 2:			
Twn/City:	BROOKLINE		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	02445	Type:	

## PREVIOUS OWNER

Owner 1: FALZON MARIA D TR -		
Owner 2: TR OF FALZON TRUST -		
Street 1: 22 MILL STREET SUITE 307		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 843 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc:	22 Mill		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	336,400			336,400
Total Card	0.000	336,400			336,400
Total Parcel	0.000	336,400			336,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		399.05	/Parcel: 399.05

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	336,400	0	.		336,400	336,400	Year End Roll	12/18/2019
2019	343	FV	400,700	0	.		400,700	400,700	Year End Roll	1/3/2019
2018	343	FV	250,300	0	.		250,300	250,300	Year End Roll	12/20/2017
2017	343	FV	236,600	0	.		236,600	236,600	Year End Roll	1/3/2017
2016	343	FV	236,600	0	.		236,600	236,600	Year End	1/4/2016
2015	343	FV	165,000	0	.		165,000	165,000	Year End Roll	12/11/2014
2014	343	FV	165,000	0	.		165,000	165,000	Year End Roll	12/16/2013
2013	343	FV	165,000	0	.		165,000	165,000		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2019	Mail Update	MM	Mary M
10/2/2018	Meas/Inspect	PH	Patrick H
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign:

VERIFICATION OF VISIT NOT DATA

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[illegible]

Total:		Spl Credit		Total:	
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**APPRAISED:**

**USE VALUE:**

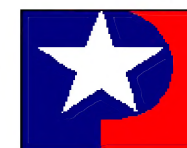
**ASSESSED:**

Total Card / Total Parcel

**336,400**

**336,400**

**336.400**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	144329
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	Name
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M	Mary M
H	Patrick H
97	PATRIOT
0	

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	


## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## RESIDENTIAL GRID

1st Res Grid	Desc:											# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:		HB 1						

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	1.850000024
Name:	2 - 3002

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			%
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	28
Functional:		
Economic:		
Special:		
Override:		
Total:		28

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5590
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467242
Depreciation:	130828
Depreciated Total:	336414

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	546.60	
Special Features:	0	Val/Su Net:	399.05	
Final Total:	336400	Val/Su SzAd	399.05	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 052.A-0001-0307.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	843	473.250	398,948	
Net Sketched Area:		843	Total:	398,948	
Size Ad	843	Gross Are	843	FinArea	843

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
48						
48						
43						

## IMAGE

**AssessPro** Patriot Properties, Inc

